



**Lenton Manor**  
**Off Church Street, Lenton NG7 2FW**

A tidy two bedroom, end of terrace property  
just a short distance from Nottingham City  
Centre.

**Offers In The Region Of £200,000 Freehold**



This property is considered a fantastic opportunity for a first time buyer looking to get onto the property ladder or an investor looking to add to their portfolio. It is situated just a short distance from Nottingham City Centre, Nottingham University and The Queen's Medical Centre. Surrounded by local amenities and transport links in and around the city, this really is a great location.

In brief the property comprises: Entrance space, kitchen, living room and conservatory to the ground floor. Rising to the first floor are two bedrooms and a bathroom.

The house benefits from a low maintenance pebbled front garden with paved side access. To the rear is a paved garden with fenced boundaries. There is also the advantage of allocated parking and garage.

Call now for further details.



## Entrance Hall

Double glazed door through to entrance space.

## Kitchen

8'9" x 9'3" (2.67 x 2.84)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splash backs. Integrated electric oven with gas hob. Space and fittings for freestanding appliances to include washer/dryer and fridge/freezer.

## Lounge

12'0" x 12'4" (3.68 x 3.76)

Carpeted room, with radiator, gas fire and UPVC double glazed sliding door to the conservatory.

## Conservatory

9'1" x 10'0" (2.77 x 3.05)

With tiled flooring, UPVC double glazed window around and door to the rear.

## First Floor Landing

### Bedroom One

12'4" x 9'4" (3.78 x 2.87)

Carpeted room with radiator and double glazed bay window to the front aspect. Access to storage cupboard.

### Bedroom Two

8'5" x 6'0" (2.59 x 1.83)

Carpeted room with radiator and double glazed window to the rear aspect.

## Bathroom

5'6" x 6'0" (1.68 x 1.85)

Incorporating a three piece suite comprising walk in shower with glass shower screen, wash hand basin and low flush WC. Frosted double glazed window to the rear.

## Outside

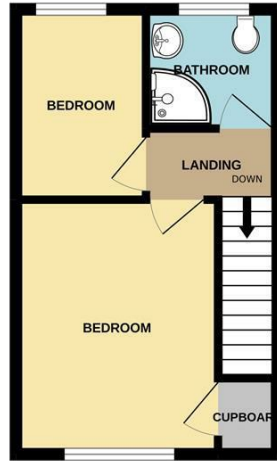
To the front of the property is low maintenance pebbled garden with paved side access. To the rear is a paved garden with fenced boundaries. There is also the advantage of allocated parking and garage.



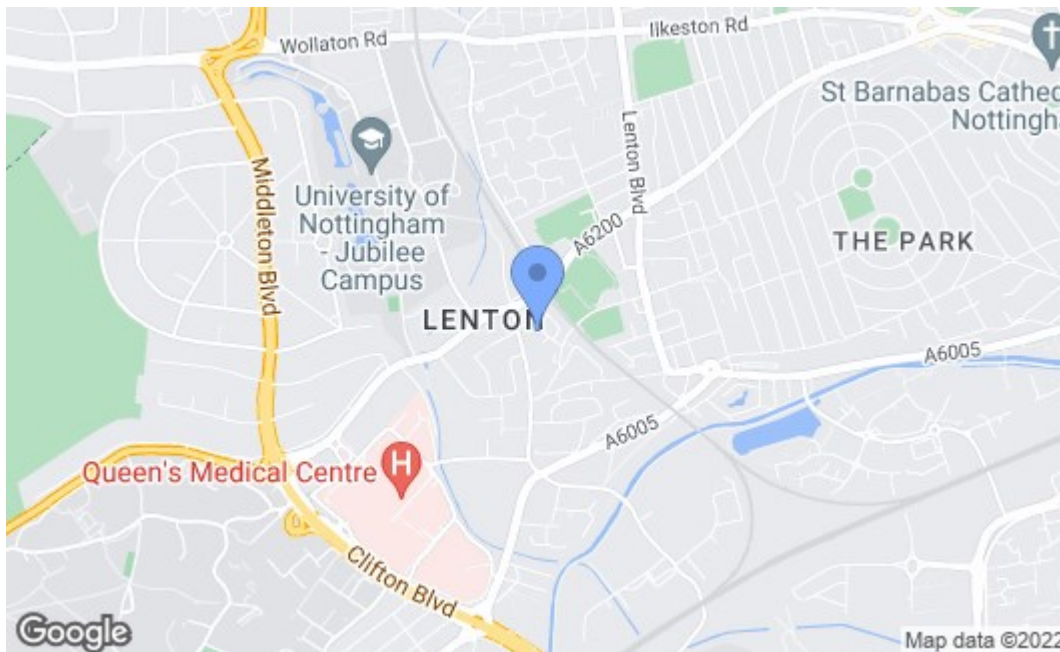
GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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